



APPENDIX J

SENIOR LIVING REVOLVING LOAN PROGRAM INFORMATION

Purpose: The purpose of this loan program is to assist in the development of affordable assisted living and service enriched affordable housing for people with disabilities. The loans can be used for the construction period and the permanent loan. This program is administered following the rules established in 265—Chapter 20.

This loan program is available for projects that receive an allocation of 9% tax credits, and successfully finalize a syndication or direct investment agreement for the purchase of tax credits. The Land Use Restrictive Agreement on the property will require that the property continue to provide supportive services throughout the restricted period.

IFA anticipates awarding approximately 80% of the available funds for Affordable Assisted Living and approximately 20% of the available funds for Service-Enriched housing for people with disabilities, to the extent that the greatest amount of funds can be expended.

Loans under this program will be funded only for Applicants awarded tax credits who received 20 points for Resident Populations with Special Needs for projects with Special Needs Target Populations of:

1. Frail Older Persons; or
2. Persons with a physical or mental, and/or developmental disability.

Available funds: \$3,040,000

Amount of Loan: The maximum loan amount is \$2,000,000, and the minimum loan amount is \$100,000.

Loan Terms: The maximum loan term and amortization period are 30 years. The interest rate is one percent (1%). Loans will be secured by a first mortgage.

Debt Service Ratio: 1.25:1 for IFA's first mortgage (minimum of 1.20:1 overall), as calculated by the Authority.

Fees: No additional fees are due at the time of application. A commitment fee of 1% and an inspection fee of .5% of the loan amount are due upon acceptance of the commitment for the construction loan. A commitment fee of 2% of the loan amount is due upon acceptance of the commitment for the permanent loan.

Instructions:

If applying for this funding source:

1. Online Application must have Senior Living Loan listed as a source of funds.
2. Exhibit 1S, Resident Populations with Special Needs, must be provided.

In the event that insufficient funds are available for a project, the Applicant may be requested to provide additional information showing and supporting an alternative source for the construction and/or permanent loan.